Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Interim Planning Administrator

Christine Sheehy, Principal Planner

RE: Public Hearing and Possible Action on P20-0079 Harvest Station

Multi-Family Rezone, a request by Sean Lake (Pew & Lake) to rezone approximately 12.58 acres from R1-43 (Rural Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast

corner of Riggs and Gary Roads.

DATE: August 12, 2020

STAFF RECOMMENDATION

Staff recommends approval of P20-0079 Harvest Station Multi-Family Rezone, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P20-0079 Harvest Station Multi-Family Rezone, subject to the Conditions of Approval outlined in this report, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS





SUMMARY

This proposal consists of a request by Sean Lake (Pew and Lake) for a rezoning of approximately 12.58 acres from R1-43 (Rural Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast corner of Riggs and Gary Roads.

HISTORY

Nov. 2, 2016:

The Town annexed the property from Pinal County on Nov. 2, 2016 (Ordinance 618-16) and applied the equivalent zoning district Rural Estate District (R1-43 1 du/ac).

PROJECT INFORMATION

Project Name:	Harvest Station Multi-Family Rezone
Site Location:	Southeast corner of Riggs and Gary Roads
Current Zoning:	R1-43 (Rural Estate District)
Proposed Zoning:	HDR (High Density Residential)
General Plan Designation:	Neighborhood
Surrounding Zoning:	
North	Riggs Road, C-2
South	Gary Road, R1-5/PAD
East	Railroad, CR-3 and R1-7 (Pinal County)
West	Gary Road, R1-5/PAD
Gross Acreage:	12.58 acres
Net Acreage:	12.58 acres
Total Lots/Units:	N/A
Density:	N/A (gross)
Delisity.	25 du/ac (net)
Open Space Acreage:	Required – 20% (2.52 acres)
Open Space Acreage.	Provided – N/A
Minimum Lot Area (Proposed):	N/A

DISCUSSION

The owner of the subject site and the property at the southwest corner of Gary and Riggs roads is processing both properties for rezoning. The subject site is proposed for a multifamily site and the property at the southwest corner or Gary and Riggs is proposed for a shopping center. Both of these cases are designed to complement the existing Olive Mill and Schnepf Farms niches at the opposite corners and create a prominent well designed intersection within the Town to support visitors and residents.

The applicant is requesting that the subject site be rezoned High Density Residential (HDR) for future multi-family development. A Major Site Plan Application will need to be

submitted and approved before development of the site can occur. The multi-family site is envisioned to utilize materials, landscaping and architectural design that are consistent with those of the proposed shopping center to create a cohesive design at these two prominent street corners.

In terms of surrounding General Plan land use designations, the property to the north is designated as Agritainment and the properties to the west and south are designated as Neighborhood on the current 2018 General Plan. The Union Pacific Railroad is adjacent to the subject site on a portion of the eastern boundary along with properties that are designated as Neighborhood on the Town's General Plan, however, are within the jurisdiction of Pinal County.

The subject site is currently zoned R1-43 (1 du/acre). The property to the north is zoned C-2 and contains a cellular communication facility. The property to the west and south across Gary Road is the Harvest at Queen Creek master planned community zoned R1-5/PAD. A portion of the R1-5/PAD is currently being proposed for C-2 zoning for a shopping center. The properties to the east in Pinal County are zoned CR-3 and R1-7 that allow for 7,000 s.f. single family lots.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Neighborhood. The proposed High Density Residential District (HDR) zoning is consistent with the Neighborhood designation on the General Plan.

Zoning Review: The current zoning designation of the property is R1-43. The applicant is requesting HDR zoning, as set forth within the Town of Queen Creek Zoning Ordinance. A PAD is not being requested, therefore future development would be required to adhere to the current HDR development standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address development requirements for this project.

Landscape / **Open Space Review:** For the proposed HDR zoning, a total of 20% (2.56 acres) open space is required and will be quantified on a future site plan.

PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person Neighborhood Meetings have been temporarily suspended. Input from the surrounding community is important to the overall public hearing process, and the Town recognizes the vital importance that public comment

provides. As such, the applicant sent a notification letter to all property owners within the 1200 foot notification area along with specific details of the case. On May 27th and June 19th signs were posted on the site with information pertaining to the proposed application, including contact information for the applicant and Town representative and a link to Town's Planning website that had the proposed project's information. Two virtual Neighborhood Meetings were held on June 11th and July 7th. No residents participated in these meetings. In addition the applicant met with the property owners representing the Olive Mill and Schnepf Farms. A summary of the Neighborhood Outreach is attached.

CONDITIONS OF APPROVAL

- 1. A Major Site Plan Application is required for review and approval by the Planning Commission. The Site Plan will demonstrate compliance with the High Density Residential (HDR) zoning regulations and all applicable provisions of the Town's Zoning Ordinance, Design Standards and the South Specific Area Plan.
- 2. The architectural design of the multi-family project will utilize colors, materials, and architectural style and details that are consistent with those of the Harvest Station Commercial site at the southwest corner of Gary and Riggs Roads. In addition, the landscape design theme and plant palette of commercial center will be incorporated into the multi-family site in order to create a cohesive design statement at this strategic intersection.
- 3. The Rezoning approved for case number P20-0079 is effective upon signature by the property owner(s) of the Prop 207 Waiver and filing of the waiver with the Town of Queen Creek Planning Division. Failure to sign and return the waiver to the Planning Division within 5 working days of the date of approval shall render this conditional approval null and void.
- 4. The remaining ½ street improvements within the Gary Road and Riggs Road Rights-of-Way shall be designed and constructed with this project. Improvements shall include but are not limited to sidewalks, landscaping, drainage facilities, decel lanes, entry improvements, and wet & dry utility work.
- 5. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.

ATTACHMENTS

- 1. Aerial Exhibit
- 2. General Plan Exhibit
- 3. Current Zoning Map Exhibit
- 4. Proposed Zoning Map Exhibit
- 5. Project Narrative
- 6. Neighborhood Notification Summary

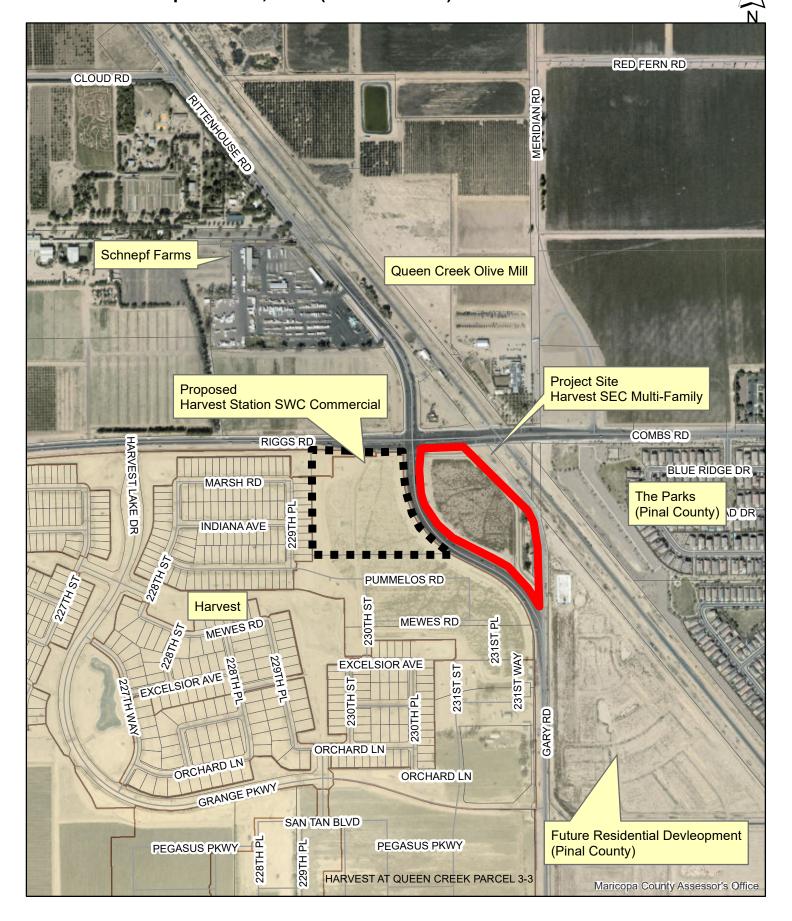
- 7. Public Comments
- 8. Legal Description

Project Name: Harvest Station SEC Multi-Family Rezone Aerial Exhibit

Case Numbers: P20-0079 (Rezone)

Hearing Date: August 12, 2020 (Planning Commission)

September 2, 2020 (Town Council)



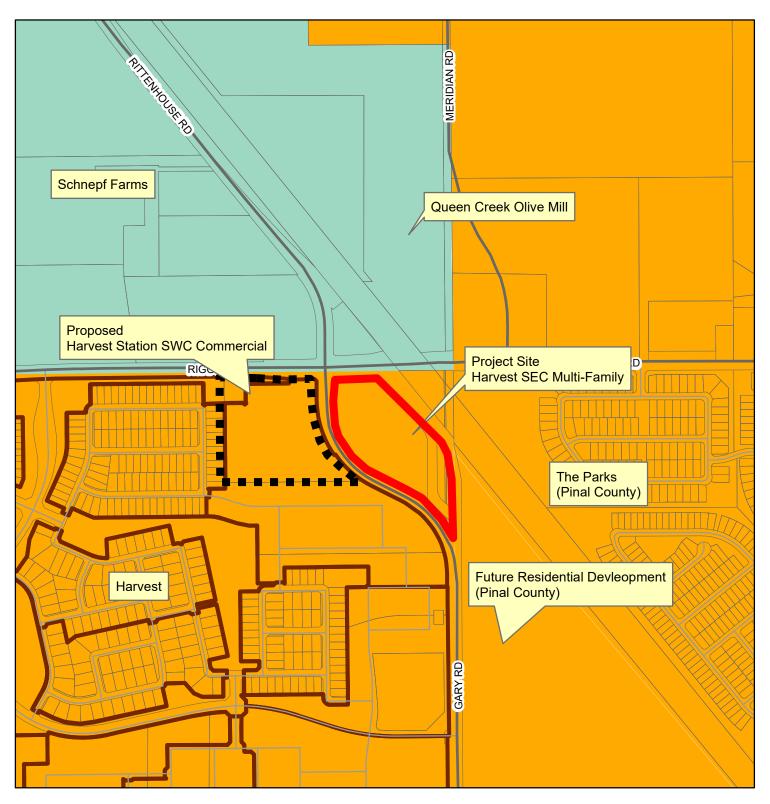
Project Name: Harvest Station SEC Multi-Family Rezone General Plan Exhibit

Case Numbers: P20-0079 (Rezone)

Hearing Date: August 12, 2020 (Planning Commission)

September 2, 2020 (Town Council)





General Plan Land Use

Urban

Rural Commercial Special District 1 Special District 4

Neighborhood Industrial Special District 2

Special District 3

Open Space

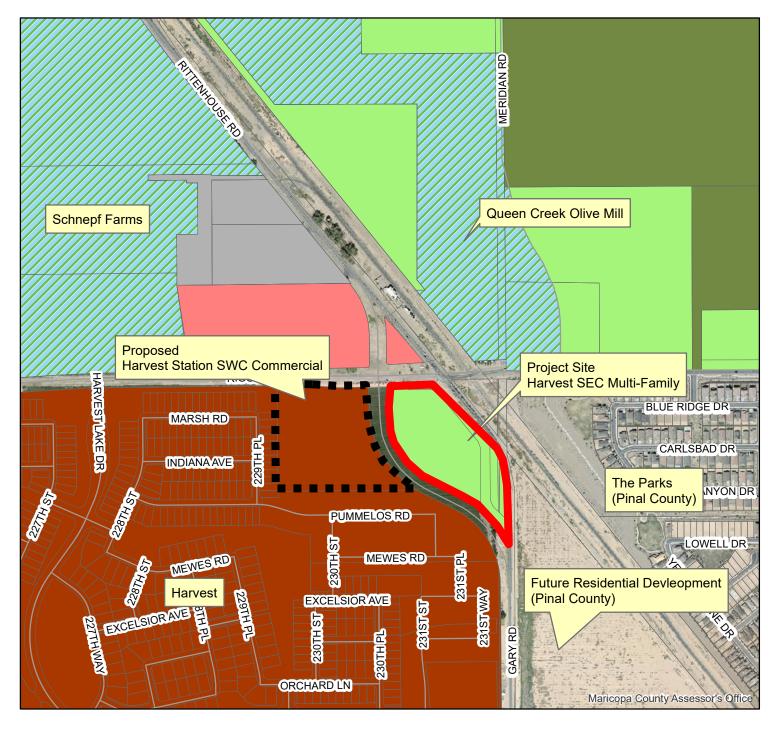
Project Name: Harvest Station SEC Multi-Family Rezone Existing Zoning Exhibit

Case Numbers: P20-0079 (Rezone)

Hearing Date: August 12, 2020 (Planning Commission)

September 2, 2020 (Town Council)







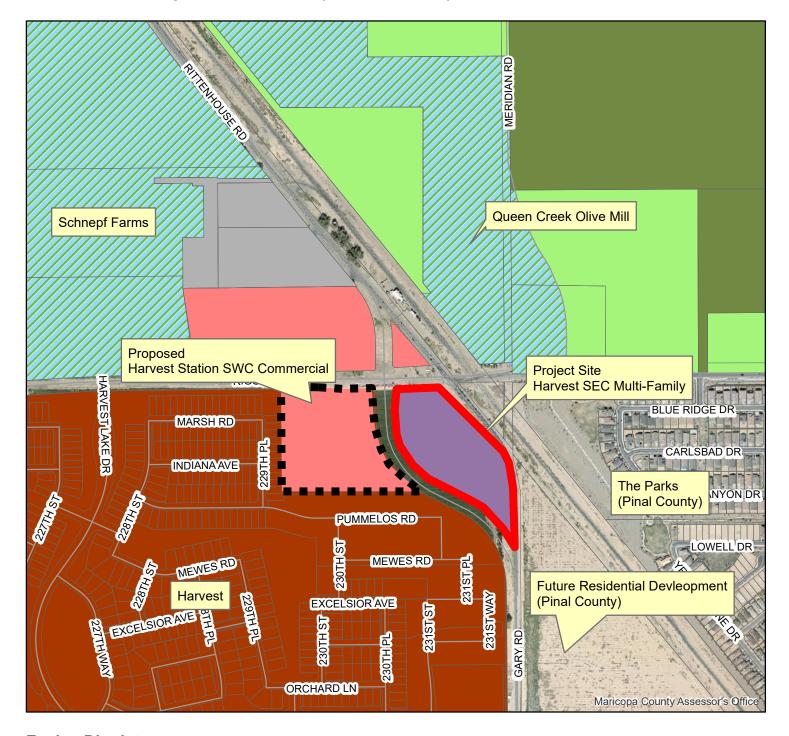
C-1 - Commercial	PQP - Public/Quasi-Public	R1-6 - Residential	R1-18 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-7 - Residential	R1-35 - Residential
C-3 - Commercial	MDR - Residential	R1-8 - Residential	R1-43 - Residential
TC - Commercial	HDR	R1-9 - Residential	R1-54 - Residential
EMP A - Office/Industrial Park	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP B - General Industrial	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
			AT - Agritainment

Project Name: Harvest Station SEC Multi-Family Rezone Proposed Zoning Exhibit

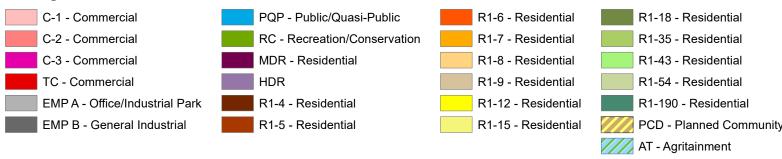
Case Numbers: P20-0079 (Rezone)

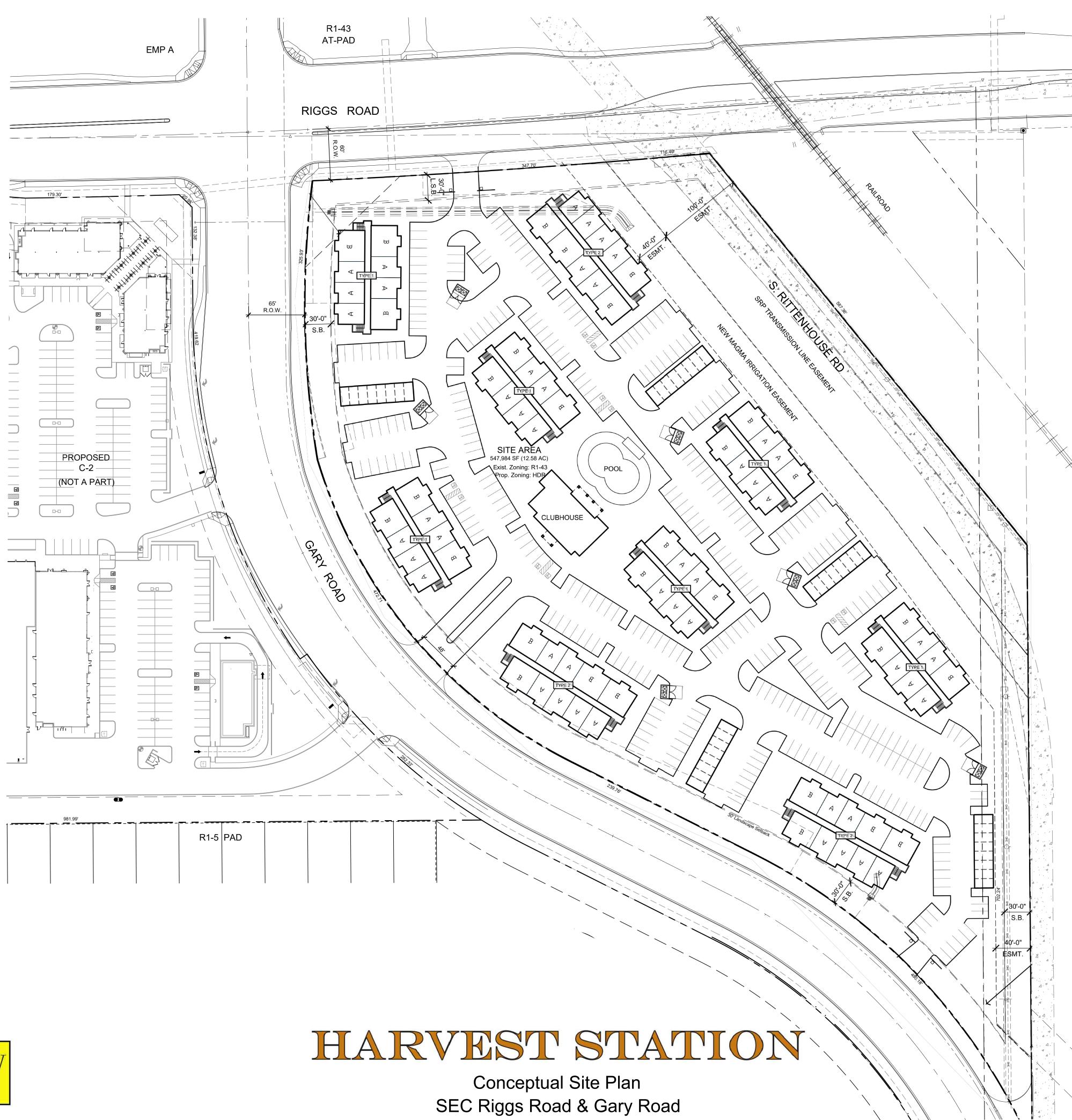
Hearing Date: August 12, 2020 (Planning Commission)

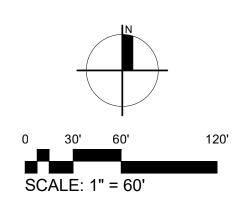
September 2, 2020 (Town Council)











Site Data

Existing Zoning:	R1-43
Proposed Zoning:	HDR
Net Site Area:	547,984 SF (12.58 AC.)
Max. Lot Coverage:	60%
Max Building Height:	40'
Total Open Space Required:	20%
Active Open Space Required:	30%
Dwelling Unit Density:	
Max Net Density:	25 du/acre
Density Provided:	19 du/acre

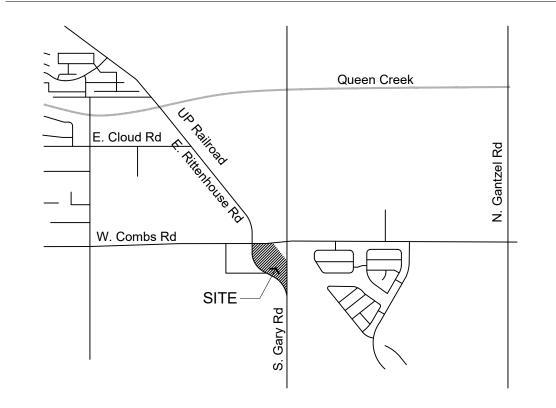
Owner/Developer EVT Riggs Gary Investments LLC 2710 E. Camelback Rd, Suite 210 Phoenix, Arizona 85016 Contact: Jason Eisenberg

E: jason@eisenbergcompany.com P: (602) 468-6100

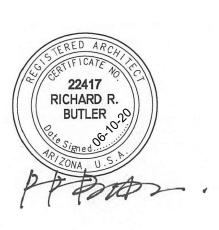
Architect

Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Tatiana Valdivia E:tvaldivia@butlerdesigngroup.com P:(602) 218-4781

Vicinity Map (N.T.S.)



REV. 06.10.20







Queen Creek, Arizona

HARVEST STATION

SEC Riggs Road & Gary Road

Project Narrative - Residential

Submitted by:

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On behalf of:

EVT Riggs Gary Investments, LLC

Development Team

Applicant / Developer

EVT Riggs Gary Investments, LLC

Legal Representative

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Civil Engineer

EPS Group

Contact: Daniel "Ox" Auxier 1130 N. Alma School Road, Ste. 120 Mesa, AZ 85201 Ph. (480) 503-2250

Fx: (480) 503-2258



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I. Introduction

Pew & Lake, PLC, on behalf of Ironrock Development, LLC (an affiliate of Eisenberg Company), is pleased to submit this narrative and related exhibits for the approximately 12.6 net acres located at the southeast corner of Riggs Road and the Gary Road realignment in Queen Creek ("Property"). The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-94-985A, 304-92-157D, 304-92-157B, 304-92-157C, 304-92-095A, 304-94-986.

Our request is for the development of a high quality residential use that will complement existing Olive Mill and Schnepf Farms niches and the proposed commercial zoning across Gary Road. The proposed zoning will establish the conceptual framework and permitted uses that will set the stage for a distinct residential product, which details will be provide at a future site plan review. The site aerial is depicted below:



Figure 1 – Site Aerial

II. Requests

The applicant requests Town of Queen Creek approval of a rezoning from R1-43 to HDR conventional zoning to allow for a multi-family residential land use. Given the conventional zoning, the applicant is not requesting any PAD deviations or waivers to the requested HDR Zoning District's development standards; the proposed development will meet or exceed all applicable code requirements. It is understood that this property will require a site plan review at a future

date, which will provide for the public process for review of the details concerning the site plan, landscape plan, and architectural design of any future development on that property.

III. General Plan Designation and Zoning Classification

The Property is designated in the Town of Queen Creek General Plan as Neighborhood (see below Figure 2). The proposed residential use is consistent with this designation.



Figure 2 – Town of Queen Creek General Plan Land Use

The Property is zoned R1-43, as illustrated in Figure 3 below. The proposed zoning map is presented in Figure 4 below.



Figure 3 – Existing Zoning Map





IV. Existing Site Conditions and relationship to surrounding properties

The Property is vacant, agricultural land with unremarkable topography. Riggs Road was recently improved as an arterial road. The public improvements for the adjacent Combs Road and Gary Road realignment have been completed.

Riggs Road abuts the north property line, north of which are vacant land, electric facilities, and cell phone towers and equipment. North of the vacant property is a lumber yard/distribution center, and north of the lumber yard is Schnepf Farms. The Olive Mill is located in proximity to the site at the northeast corner of Meridian Road and Riggs Road/Cloud Road. Vacant land is adjacent to the property's west and south boundaries across Gary Road, in which an application has been submitted concurrently for a proposed commercial use. East of the Property is a 200-foot wide Union Pacific Railroad property and vacant land, which vacant land is located in unincorporated Pinal County. Further east of these areas is a single-family residential subdivision in unincorporated Pinal County, which is known as "The Parks."

Table 1 below summarizes the existing and surrounding land uses and the respective General Plan and Zoning designations.

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Queen Creek	Neighborhood	R1-43	Vacant, Agriculture
North	Queen Creek	Agritainment	Emp A/ AT PAD	Riggs Road, Electric Facilities, Telecommunications Antennas/Equipment
East	Unincorporated Pinal County	Neighborhood	R-7	Union Pacific Railroad, Vacant
South	Queen Creek	Neighborhood	R1-5 PAD	Gary Road, Vacant
West	Queen Creek	Neighborhood	R1-5 PAD	Gary Road, Vacant

Table 1 – Existing and Surrounding Land Uses and Designations

V. Consistency with the Queen Creek General Plan

Harvest Station's proposed residential zoning will support the vision, goals, and objectives of the Queen Creek General Plan, which designates the Property as Neighborhood on the Land Use Plan Map. According to the Land Use Categories Table and the Land Use Categories Requirements Table (Queen Creek General Plan, Figures 2 and 3), the Neighborhood designation permits a variety of residential uses, like the HDR zoning proposed in this request. The aim is to provide support for local retail and business growth in the community and a balanced residential development. Further, the project exceeds the street frontage requirements by offering direct access to two

arterial streets (Riggs Road and Gary Road), nearly direct access to a third arterial street (Rittenhouse Road).

The proposed residential use establishes an enhanced transition and buffer between the residential uses to the south and west to the three-way arterial road intersection and nonresidential uses to the north and east. The arterial streets and perimeter buffers form part of this transition.

The nonresidential uses on surrounding properties include a railroad line, employment zoning, lumber/distribution yard, utility structures, and higher intensity uses at the Olive Mill and Schnepf Farms. Additional commercial uses are anticipated on the west side of Gary Road. These proposed uses are compatible with the proposed and multi-family residential land uses. Moreover, locating a residential use on properties such as the subject site will supply unique housing of high demand for families in the community.

The proposed residential uses will support the proposed commercial uses by increasing the base of potential consumers located within walking distance to the non-residential uses. This will provide an important economic stimulus to the nearby businesses. A residential use will further benefit the public welfare by increased revenues that will support the Town's programs and policies that serve residents in the community. Sustainable principles are provided for by developing on land near commercial services, which will decrease residents' dependency on the automobile.

Harvest Station's residential component is an exciting opportunity for Queen Creek to provide for quality housing on a highly demanded property. Located at a prominent arterial-arterial corner at a Gateway into Town and near the Town's iconic Schnepf Farms and Olive Mill agritainment uses, the proposed residential land uses will create a walkable, livable environment for future residents. As detailed below, the proposed development will comply with the General Plan in terms of the use, design, open space, and landscape buffers.

General Plan Strategic Themes (p. 21)

The proposed use achieves many of the primary Strategic Themes envisioned in the General Plan, as follows:

- Quality of Life The residential use proposed will private an attractive and diverse type of development that enhance the quality lifestyle of existing and proposed neighborhoods and future residents of Queen Creek. This proposal addresses the general plan vision to provide places where residents can live work and play without having to travel long distances from their neighborhood.
- Economy Approving a multi-residential use at this highly suitable location will promote
 the economy by attracting new potential customers area that is a right fit with the other
 types of uses in the area. The proposed residential use at the density consistent with the
 Property's circumstances will create a built-in market. A residential use would fill a niche

in the residential market for more compact, trendy housing with and open space and recreational amenities that promote a quality lifestyle. Such a development will create synergy with the nearby agritainment, employment, and proposed commercial uses.

The proposed investment in the Town will add jobs during construction, support local professional services and increase tax revenues on an underutilized lot, which will support the Town's fiscal objectives and capital improvement projects that will benefit all.

The proposed development takes advantage of today's sensitive, but dynamic market, where multi-family opportunities in the Town are limited to carefully selected parcels, such as this gateway into the Town and three-way intersection. The variety of uses that will be available in Harvest Station will promote a mix of compatible uses, predictability in future development patterns, and a sustainable plan that will promote its viability over time.

3. <u>Environment and Health</u> – Locating a quality residential use at this uniquely situated Property will promote efficient traffic planning over time in the Town. Non-vehicular transportation will become more feasible where a residential use is located nearby commercial services, as opposed to having to drive to each destination. This will improve air quality and reduce dependency on automobiles. Reduced transportation demand will help improve the general welfare of the Town.

Compliance with Neighborhood Land Use Category as outlined in Figure 2: Land Use Categories (Queen Creek General Plan, p. 6, Neighborhood, p. 34):

- 1. The proposed residential use on the east side of Gary Road are consistent with the Neighborhood land use category, which allows for residential uses of varying densities depending on the location (General Plan, Figure 2: Land Use Categories, Neighborhood p. 34).
- 2. Adequate transitions are provided. Buffer and landscape requirements will be complied with as set forth in the Zoning Ordinance and Town Design Guidelines. To illustrate how a new development could comply, the submitted conceptual plan carefully locates the buildings to mitigate any impacts on the proposed residential uses and will incorporate quality landscape buffers and building setbacks to buffer the proposes buildings to the nearby streets and non-residential uses. Easements on the eastern end of the project will be preserved, which will limit the full developability of the site, and contribute to additional buffering that exceed standards, and enhance the quality of the proposed residential use (General Plan, Figure 2: Land Use Categories).
- 3. The site layout, parking orientation, and building designs will include pedestrian access to the surrounding land uses (Land Use Categories Requirements Table). Pedestrian connectivity to public streets will allow for convenient access to existing and proposed commercial uses on nearby properties. These conceptual design features will support the

General Plan's intent to promote multi-modal transportation and a network of pathways that form part of a neighborhood's quality lifestyle.

- 4. This residential use is of appropriate density and tailored to the unique site conditions. The Property is appropriately located with direct access to two arterial streets.
- 5. Harvest Station's residential component will build on the agritainment assets in the Town by proposing unique architectural design consistent with community themes. The proposed residential use is anticipated to entice high caliber residents to reside on this highly attractive location.

VI. Consistency with the South Specific Area Plan

As shown below, the Property is identified as being located in the Queen Creek South Specific Area Plan ("SSAP") and growth area (see Figure 5 below). The proposed local residential uses are necessary to provide quality and balanced housing options on a Property that is uniquely situated proximate to the agritainment and nonresidential services at the Town's southeast border. The proposed use is compatible with the Property's location within a growth area. When developed, as indicated previously, the location of multi-family housing options wil reduce travel distances to adjacent jobs, recreational uses, and proposed neighborhood services.

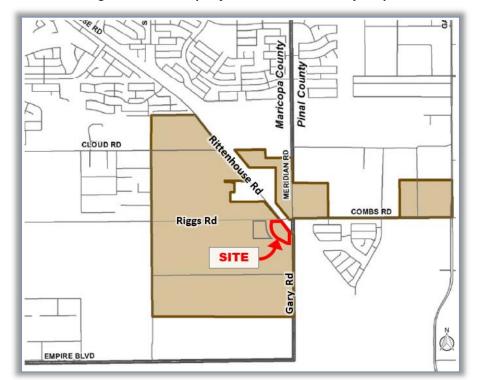


Figure 5 – South Specific Area Plan Boundary Map

Given the predominantly single-family residential uses making up the housing stock in the vicinity, and given the future development plans for the nearby agritainment uses, the proposed residential use is the right fit and complimentary to the nearby destinations. It will contribute to the catalyst these combined properties exhibit that will contribute to their sustainability.

The SSAP notes that the Town desires to "maximize its potential retail growth" to locations retail where they can "thrive and be sustained" (SSAP, p. 10). The Property's proximity to proposed commercial retail and commercial uses will provide the potential customer base that high-quality commercial businesses look for when deciding where to locate their businesses.

Consistent with the intent of the SSAP, the proposed development is compatible with the intersection location and will serve as a transition to the surrounding uses. A residential use provides reduced traffic demand than commercial services, which will balance the nonresidential uses permitted and proposed on the other side of Riggs Road and Gary Road.

Design character, as described in this narrative, will be consistent with the tenets of the South Area Specific Plan. It will incorporate elements that express the local agricultural themes and vernacular through fundamental principles of architectural and landscape design.

VII. Zoning / Compliance with Town Guidelines

The requested rezoning to HDR will implement the framework to ensure conformance with the General Plan and South Specific Area Plan policies. As required, site design will be submitted for approval at a later date, which will meet or exceed the Town's Zoning regulations and Design Guidelines.

It is noted that the provisions in this narrative and the Conceptual Site Plan are preliminary in nature. They provide an example of the quality of development envisioned for the Property and one way the proposed residential use could be implemented. The intent is to set the stage for a distinct project with aesthetically pleasing elements consistent with design trends at a given time; however, these elements do not reflect the final site design. Any future site plan review application will be required to include detailed plans regarding site layout, landscape planning, engineering, and architectural elevations, colors, and materials. Specific plans will be required to be processed through the Town's public process.

Approval of this zoning will be the first step in providing a unique housing product that will foster many of the goals and objectives outlined in the General Plan and create great value for the surrounding community.

VIII. Project Description

The Property for the Harvest Station residential proposal is an approximately 12.58-net acre site with proposed luxury housing. It will comply with the maximum allowed density of 25 du/acre, which is consistent with the requested HDR zoning. The proposed development will meet or exceed all applicable standards and will incorporate high-end architecture site design features, and

quality active and passive open space amenities that will contribute to a vibrant lifestyle for its residents. See the Conceptual Site Plan in the figure below.

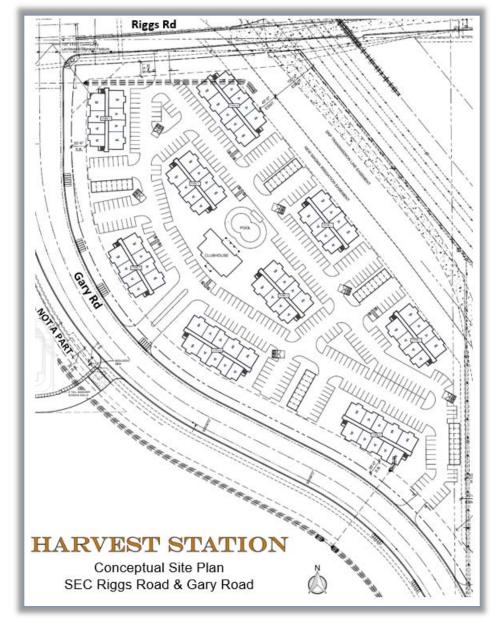


Figure 6 – Conceptual Site Plan

1. Circulation

The proposed residential development will comply with all applicable requirements pertaining to onsite circulation and roadway improvements along the Property's Riggs Road and Gary Road frontages. Details regarding the design will be provided during the future Site Plan Review. One full-movement entry is located on Gary Road, which is aligned with the secondary access to the proposed development across Gary Road. A secondary access is located further south on Gary Road and another is located on Riggs Road. The proposed access points are designed consistent with traffic requirements, and they are important to the circulation plan given the Property's

oblong configuration and lack of access along the east Property boundaries. Onsite access drives are efficiently designed to access the buildings, parking areas, and open space areas and will coordinate with the pedestrian plan for the project.

2. Design Themes

The proposed residential development will meet or exceed zoning standards and the polices of the Town of Queen Creek Design Standards and the South Specific Area Plan. It will offer a cohesive, distinctive, and pleasing character at a strategic intersection with elements that depict the area's history and the nearby agritainment uses. Design will be fitting given the mix of the nearby existing and proposed residential, commercial, employment, and agritainment uses.

While the design of this residential use will be submitted at a later date, as guidance for future development, its entry features, perimeter landscaping, and community themes will be harmonious with design concepts of surrounding properties, while acknowledging the uniqueness of the any future, proposed residential uses onsite. The proposed architectural design character will incorporate the following features, which maintain the spirit of the SSAP:

- Provide design features that complement and provide continuity with the proposed commercial development at the southwest corner;
- Incorporate rural design elements fitting for this property's proximity to the nearby Olive Mill and Schnepf Farms;
- Building colors and materials will incorporate a selection of elements, such as block, stone, metal, wood, and/or symbolic imagery that are combined in a quality design pattern that creates visual interest;
- Introduce authentic colors and materials into the perimeter hardscape, entry monumentation, and common area structures;
- As recommended in the SSAP, unique design solutions are permitted to create the opportunity for a variety of architectural designs and styles from one development to another and to discourage monotony;
- Exterior elevations will be appropriately designed with four-sided architecture and authenticity in the quality of exterior materials and details, with "increased emphasis" on elevations visible from the streets.
- Architectural design will include a combination of detailing, proportions of building elements, and materials that will break-up the exterior vertical and horizontal planes for an enhanced, sophisticated appeal. Articulation and details will create visual interest without being overdesigned and cumbersome.

 Design features will promote a pedestrian-friendly environment and outdoor active and passive recreational opportunities. They will create a natural flow and integration with the landscape plan.

3. Landscaping and Open Space Design

The Harvest Station landscape and open space design will comply with the Town standards and guidelines and the community design themes discussed previously. Any future site plan on the Property will comply with the Town's open space standards, as summarized in the table below.

		,	
Minimum Open Space Standards	Total Net Acres	Required	Proposed
Total Open Space: 20%	12.58	2.51 Ac.	2.51 Ac.
Active Open Space: 30% of Total Open Space	-	0.75 Ac.	0.75 Ac.

Table 2 – Open Space Summary

The design components of any future development will be intended to promote the local themes, establish meaningful buffers and transitions between uses, promote pedestrian activity, and create aesthetically pleasing open space areas. Landscape design will include a plant palette, configuration, and spacing will create a unique sense of place. Also, it will provide continuity with the proposed commercial development at the southwest corner of this prominent intersection of Riggs Road and Gary Road. Landscaping will include focal points for visual interest at project entries, nodes, and open space amenity areas. To the extent practicable, plant material will be arranged with meaningful texture in orderly rows and patterns that help portray the agrarian lifestyle of the area's history.

IX. Development Phasing

Given the size of the Property, the applicant anticipates that the proposed residential use will develop in a single phase, although it is possible it could be developed in multiple phases, subject to future Site Plan Review.

X. Public Utilities and Services

Utilities will be provided as listed below. The applicant is continuing to analyze the available services and connections, but its preliminary assessment reveals there will be adequate capacity to service the proposed residential uses.

Water: Town of Queen Creek
Sewer: Town of Queen Creek
Electric: Salt River Project

• Gas: City of Mesa

• Telecommunications: Cox Communications; CenturyLink

• Police: Maricopa County Sheriff

• Fire: Town of Queen Creek

• School: Queen Creek Unified School District

The project will install utility improvements to adequately connect to existing infrastructure improvements. The applicant is committed to working with the Town to determine the overall system needs to provide sewer service for this proposed development. The system improvements will be designed and developed in accordance with Town of Queen Creek and Maricopa County Environmental Services Department standards and details.

XI. Public Participation

Neighborhood outreach will be held for this proposal in accordance with the Town of Queen Creek public participation requirements, which will enable the property owners and stakeholders in the vicinity to learn about the proposed development and provide comments prior to completion of the case. During this public process, the development team for Harvest Station is committed to continuing public outreach throughout the entitlement process for the project.

XII. Benefits to Queen Creek

The proposed development will have a positive impact on the surrounding area and on Queen Creek as a whole. Some of the benefits include:

- a. Generating new tax receipts that and town fees for roadway improvements, community trails, schools, and other local projects;
- b. Supporting the Olive Mill and Schnepf Farms by attracting residents and potential customers to the vicinity;
- c. Providing quality buffers/transitions to surrounding uses;
- d. Increasing available consumer spending to support the Town of Queen Creek's current and project growth; and
- e. Contributing to a quality lifestyle for new residents in the area by decreasing traffic and travel to surrounding areas and by creating convenient pedestrian connections.

XIII. Conclusion

Harvest Station's residential development is a necessary element at this a prominent intersection and gateway into southern Queen Creek. It creates a nice land use transition that compliments the surrounding agritainment uses, filling a niche that will contribute to the viability of what will be a highly attractive residential development. The proposed development contains the necessary buffers to transition to the surrounding area and to mitigate any potential impacts.

Neighborhood Outreach Summary

SEC Riggs Rd. and Gary Rd. Case No. P20-0079

This Citizen Outreach Summary outlines the efforts made by the applicant to inform citizens and surrounding property owners concerning the applicant's requests to the Town of Queen Creek for Rezoning to allow a residential development located on the 12.6 acres located at the southeast corner of Riggs Road and Gary Road.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the Town's updated guidelines in response to the COVID-19 public medical crises relating to citizen participation and neighborhood outreach for development applications in the Town.

Citizen Outreach Actions:

1. Neighborhood Outreach Notice and Online Link

The applicant prepared a citizen outreach notice that was mailed to all property owners and HOAs within 1,200+ ft. of the subject property. It adhered to the Zoning requirements for neighborhood meeting notices and the minimum required 15-day mailing. A copy of the notification letters and notice list are attached to this summary.

The notice letter included the following:

- Detailed information regarding the proposed development requests
- Applicant's contact information (phone and email)
- Town of Queen Creek's contact information (phone and email)
- Applicant's online link to project information and documents
- Town's online link to project information and documents
- Invitation and join instructions for an online Zoom neighborhood meeting
- Enclosed copies of the submitted site plans and elevations

This procedure allowed the surrounding property owners to view the project details and contact the applicant before the neighborhood meeting in a manner that exceeds the notice requirements and timeframes typically required in a rezoning case. The link was left open after the respective neighborhood meeting to allow additional time to access the project documents.

2. Sign Posting

In addition to the previously mentioned notice letter, signs were posted on the subject property notifying the public of the online neighborhood meetings. They were posted on each arterial frontage a minimum 15 days in advance of the scheduled online neighborhood meetings. Sign postings followed Zoning requirements, and a copy of the sign posting photos and affidavits were submitted to the Town and are attached to this document.

3. Formal Neighborhood Meetings

a. The applicant held an online Zoom neighborhood meeting on June 11, 2020 at 6:00 PM, which provided an opportunity for members of the public to discuss and comment on the proposed project. This meeting was held using Zoom's online meeting technology (www.zoom.us), which complies with the Town's revised policies in response to the COVID-19 public health crisis.

No citizens attended the neighborhood meeting. An attendance/participation list is attached to this document, which only includes the recorded attendance by the applicant and Town staff. The applicant was present before 6:00 pm and waited until approximately 6:20 pm before ending the meeting.

b. A second neighborhood meeting was held on July 7, 2020 at 6:00 p.m. Like the other meeting, this meeting was held using Zoom's online meeting technology in compliance with the Town's approved neighborhood meeting policies.

No citizens attended the neighborhood meeting. An attendance/participation list is attached to this document, which only includes the recorded attendance by the applicant and Town staff. The applicant was present before 6:00 pm and waited until approximately 6:25 pm before ending the meeting.

4. Additional Meetings and Contacts with Citizens

The applicant met personally with nearby property owners interested in learning about the proposed development requests. On behalf of the applicant, Sean Lake met individually with Mark Schnepf with Schnepf Farms and Perry Rea at the Olive Mill to provide information regarding the proposed Harvest Station development and discuss their comments. In these meetings, they indicated support for the project and believed that Harvest Station will provide added support for their specialty, agritainment businesses.

Furthermore, Mr. Lake met with the developer of the adjacent Harvest subdivision. They likewise support the proposed Harvest Station and the services and quality uses they will bring to the community.

On July 9, a surrounding property owner contacted the applicant from The Parks neighborhood to the east of the project site. She asked whether the residential development would increase sound from the train and if it would block views to the mountains. The applicant responded by sending a copy of the Conceptual Site Plan and describing the process. In the applicant's response regarding sound from trains, it stated that the proposed development will likely have minimal impact, and the proposed layout, separation distances, and landscape plan could help absorb some of the sound. Also, the applicant knows of no mountains to the west, and explained there will be a substantial distance from the proposed buildings to the nearest homes in The Parks. It is estimated the minimum separation will be 585-755 feet (break-down: 140 ft. easements, 200 ft. railroad property, 230-400 ft. open space tract in The Parks, 15 ft. minimum rear building setback in The Parks). To date, no additional follow-up or feedback was provided by this property owner since the applicant's response.

The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request, and a summary of comments received will be submitted to the Town.

Attachments:

- 1) Copy of the neighborhood meeting notice letters
- 2) Notification map of surrounding property owners and HOAs within 1,200 ft. of the subject property
- 3) List of property owners and HOAs within 1,200 ft. of the subject property
- Copy of the online link documents
- 5) Affidavits of Sign Postings
- 6) Neighborhood Meeting participant lists



Legal Description COMMERCIAL PARCELS AT THE SOUTHEAST CORNER OF EAST RIGGS ROAD AND SOUTH GARY ROAD

Job No. 17-172.1 April 26, 2019

Parcel No. 1

A portion of the Northeast Quarter of Section 36, Township 2 South, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at an 1.5-inch iron pipe with tag RLS 15573 at the northeast corner of said Section 36, from which a General Land Management (GLO) brass cap at the north quarter corner of said Section 36, bears South 89 degrees 33 minutes 42 seconds West at a distance of 2,635.00 feet as shown on the Master Plat of "Harvest Queen Creek – Phase 1", recorded in Book 1436, Page 14 of Maricopa County Records;

thence South 89 degrees 33 minutes 42 seconds West, 829.00 feet;

thence South 0 degrees 26 minutes 18 seconds East, 52.29 feet to the **POINT OF BEGINNING**, also being the beginning of a non-tangent curve, concave Northerly, from which the radius point bears North 2 degrees 40 minutes 52 seconds West a distance of 10060.00 feet;

thence Easterly 347.70 feet along the southerly Right of Way line of East Riggs Road and the arc of said curve to the left through a central angle of 1 degrees 58 minutes 49 seconds to a point of tangency;

thence North 85 degrees 20 minutes 19 seconds East, along said southerly Right of Way line, 116.40 feet to a point on the southwesterly line of the Union Pacific Rail Road (UPRR), as described on the Book 285 of Deeds, Page 61, Maricopa County Records;

thence South 39 degrees 00 minutes 24 seconds East, along said southwesterly line, 587.36 feet along said southerly line to a point on the east line of said Northeast Quarter of Section 36;

thence South 0 degrees 29 minutes 09 seconds East, along said east line, 702.24 feet to a point on a non-tangent curve, concave Southwest, from which the radius



point bears South 66 degrees 30 minutes 26 seconds West a distance of 691.62 feet, said point being on the easterly Right of Way line of South Gary Road;

thence Northwesterly 480.18 feet, along said easterly Right of Way line and the arc of said curve to the left through a central angle of 39 degrees 46 minutes 46 seconds to a point of tangency;

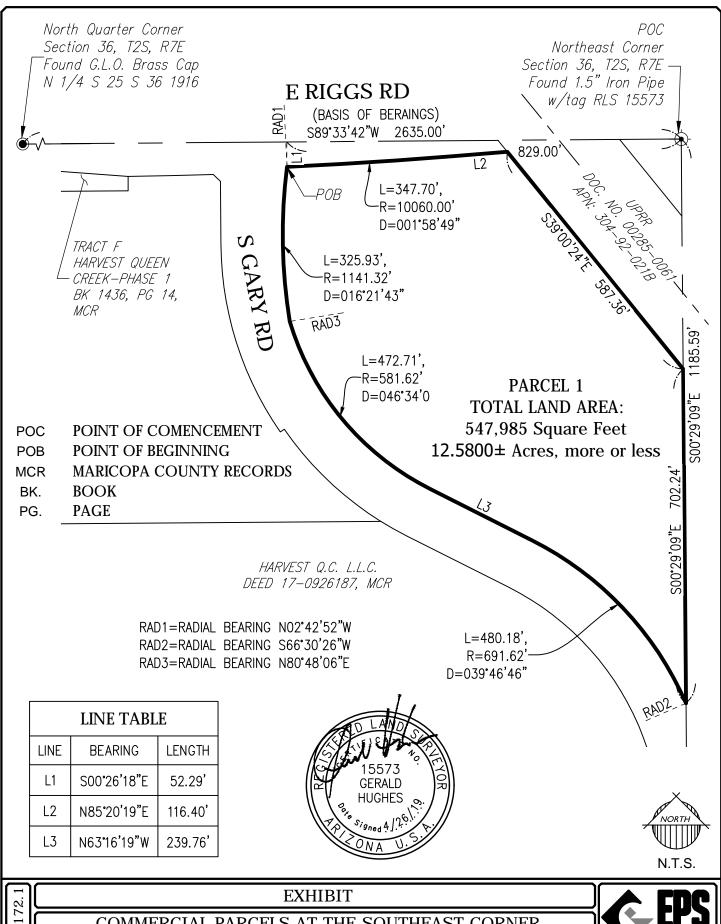
thence North 63 degrees 16 minutes 19 seconds West along said easterly Right of Way line, 239.76 feet to the beginning of a curve, concave Northeast, having a radius of 581.62 feet;

thence Northwesterly 472.71 feet, along said easterly Right of Way line and the arc of said curve to the right through a central angle of 46 degrees 34 minutes 01 seconds to a point on a non-tangent curve, concave Easterly, from which the radius point bears North 80 degrees 48 minutes 06 seconds East a distance of 1141.32 feet;

thence Northerly 325.93 feet along said easterly Right of Way line and the arc of said curve to the right through a central angle of 16 degrees 21 minutes 43 seconds to the **POINT OF BEGINNING**.

Containing a combined area of 547,985 square feet or 12.5800 acres, more or less.





COMMERCIAL PARCELS AT THE SOUTHEAST CORNER OF EAST RIGGS ROAD AND SOUTH GARY ROAD

